

Analysis of the Crump Theatre



Columbus
Arts District



URS

Our Charge.....

What is the role of The Crump?

- 8 Previous Studies
- Columbus Area

Performing Arts Needs

Feasibility Can The Crump be:

- Study
- Redeveloped?
 - Re-purposed?
 - Renovated?



Study Contents

- Background
- Potential Role of The Crump
 - Area Demographics
 - Other Facilities
 - Comparable Markets
 - Missing from Columbus
 - Modern Audience Expectations
 - Can Crump Meet the Needs?

A large, stylized orange number '2' that serves as a background for the title text.

Study Contents

- Current Status of The Crump
 - Life Safety
 - Structural Evaluation
 - Building Services

A large, stylized orange number '3' is positioned on the left side of the slide. The text 'Study Contents' is overlaid on the right side of the '3'.

Study Contents

- Theatre Site and Options
 - Existing Crump and Site
 - 2001 Plan
 - Renovated Crump
 - New Crump
- Alternate Site
 - YES Cinema



Goals

- Visible Arts
- Center of Activity
- More Opportunities
- Enhanced Community Assets
- Multi-functional – day and night
- Improved Arts Education
- Keep \$\$ Here !



Columbus Arts are.....

- Diverse
- Volunteer Driven
.....but with limited resources
- Limited by Facilities
- Lacking Collaboration



Bartholomew
County is....

- Diverse
- Sufficiently populated
- Interested in the Arts
- Lacking Collaboration

Other Facilities

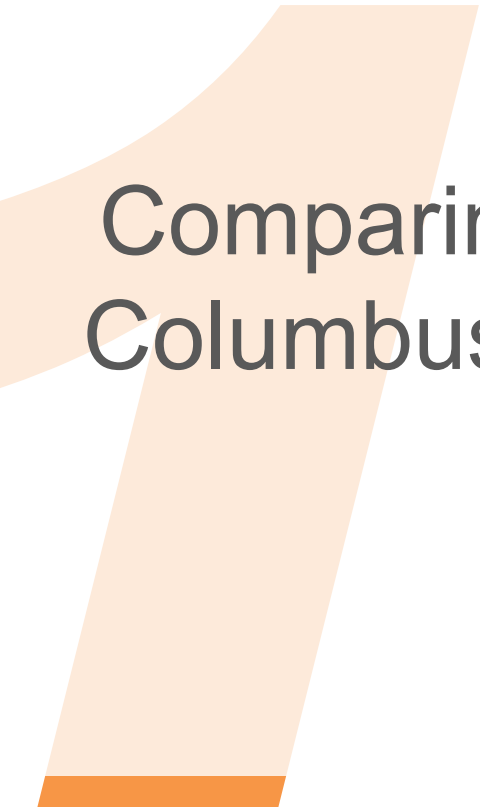
- School:
 - East High School
 - North High School
 - Central Middle School
- Other:
 - The Commons
 - Mill Race Center
 - Mill Race Amphitheatre
 - YES Cinema
 - Harlequin Theatre
 - Alternative Spaces
 - (Churches, Libraries, etc)



Peer Cities

- Ames, Iowa
- Cheyenne, Wyoming
- Dubuque, Iowa
- Jefferson City, Missouri
- Kokomo, Indiana

Milken Institute Best-Performing Small Cities Index



Comparing Columbus?

- No community performing arts facility
- No community civic theatre
- No community children's theatre
- No touring entertainment
- No conference/exhibit/display

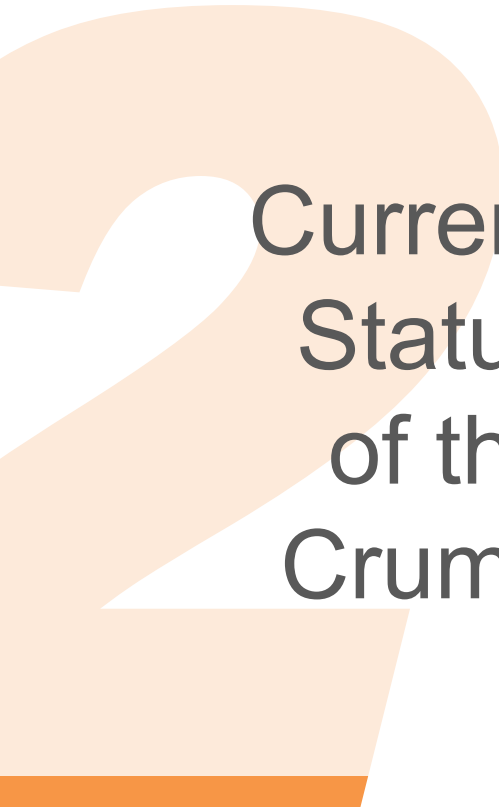


Columbus Needs

- Large Room
 - Conference
 - Exhibit
 - Display
- Intimate Arts Facility
 - Local Users
 - 350-450 seats
- Performing Arts Center
 - Professional Tours
 - Larger Local Users
 - 1200-1500 seats

Can The Crump
be re-purposed?

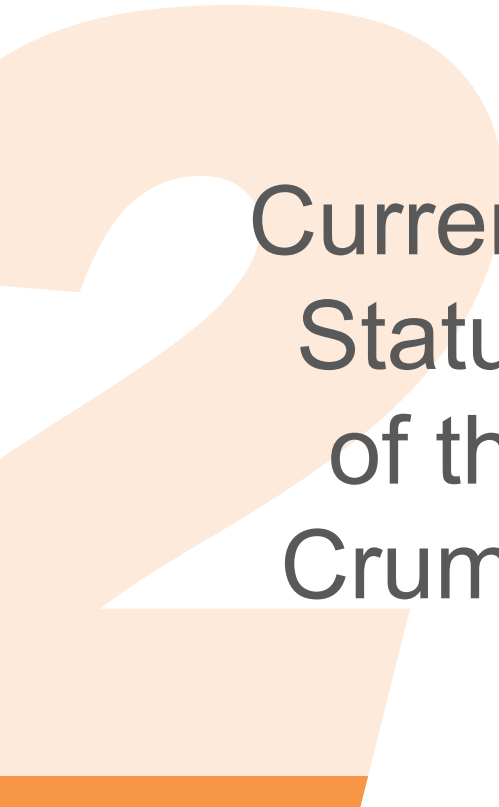




Current Status of the Crump

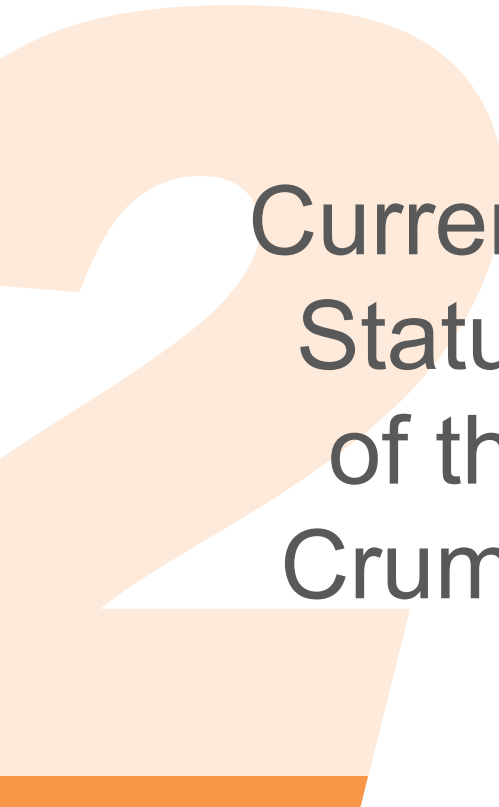


5 major renovations
numerous minor renovations



Current Status of the Crump

- Life Safety Code Compliance
- Structural Integrity
- Audience Support
 - lobby
 - restrooms
 - disabled users accessibility



Current Status of the Crump

- Production Support
 - stage size
 - load-in
 - dressing rooms
- Acoustics
- Building Services
 - water, sewer, electrical

Public Seating Code Compliance

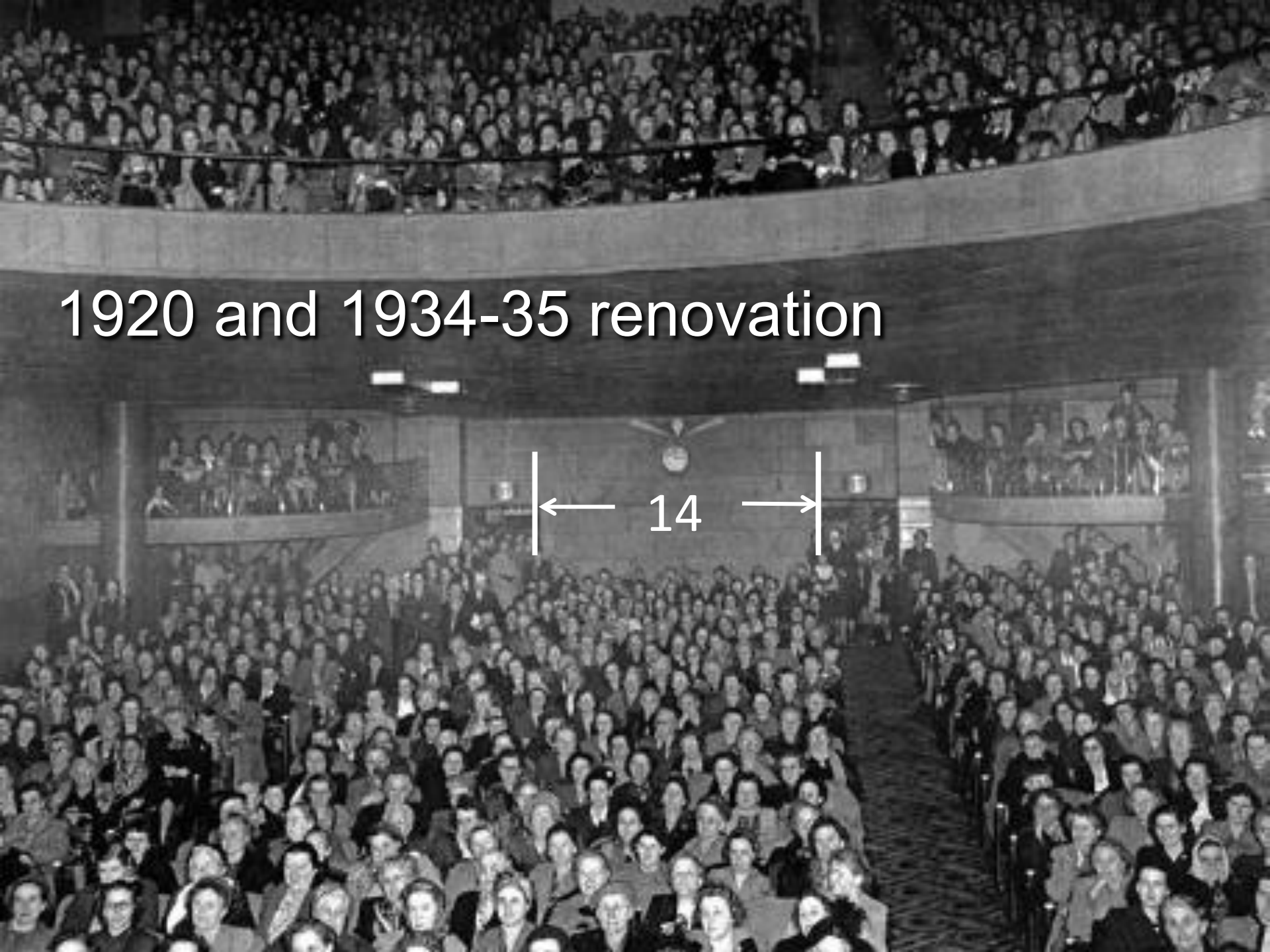


original seating – c1889



Iroquois Theatre
Chicago, 1903
602 dead
212 were children

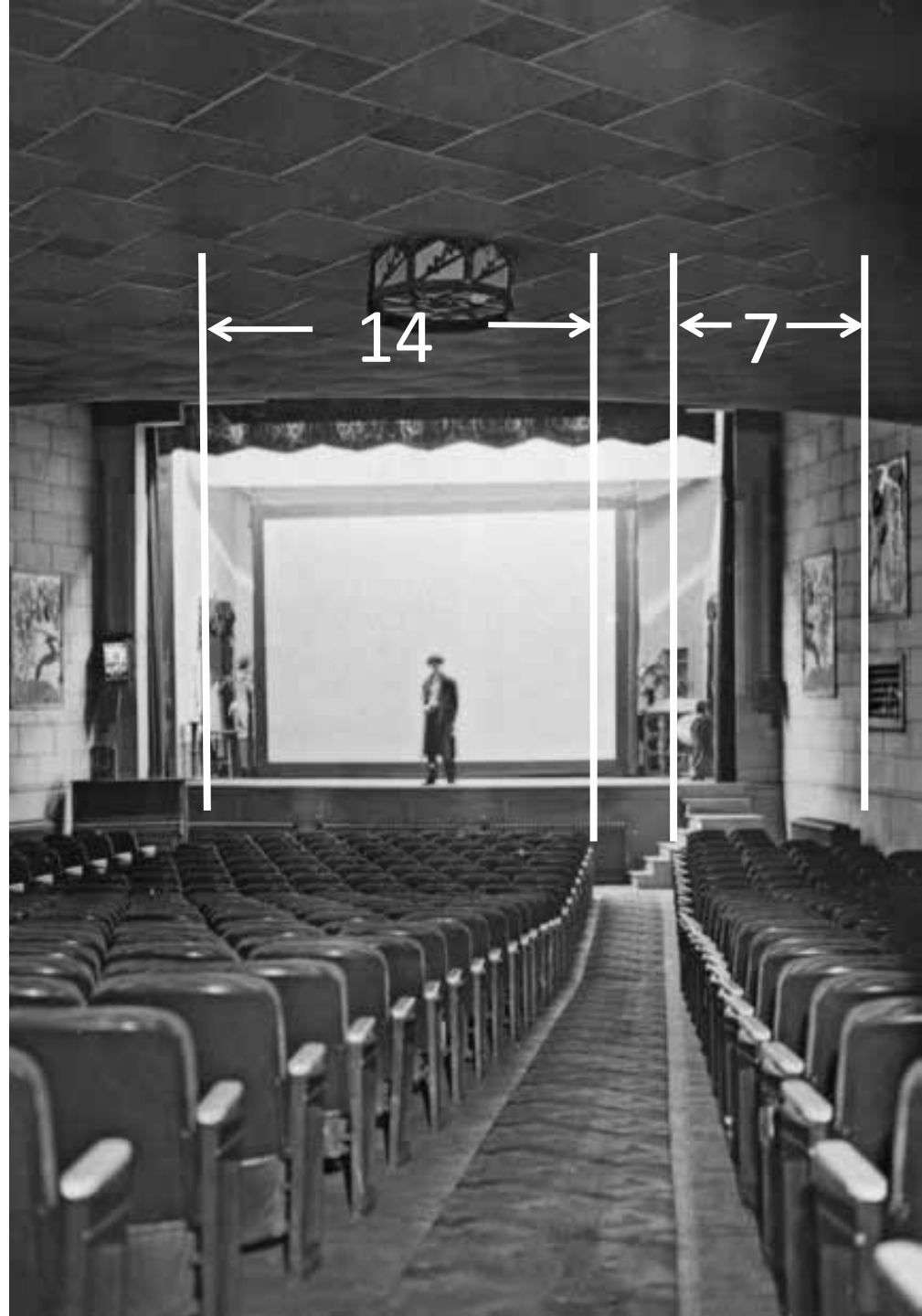


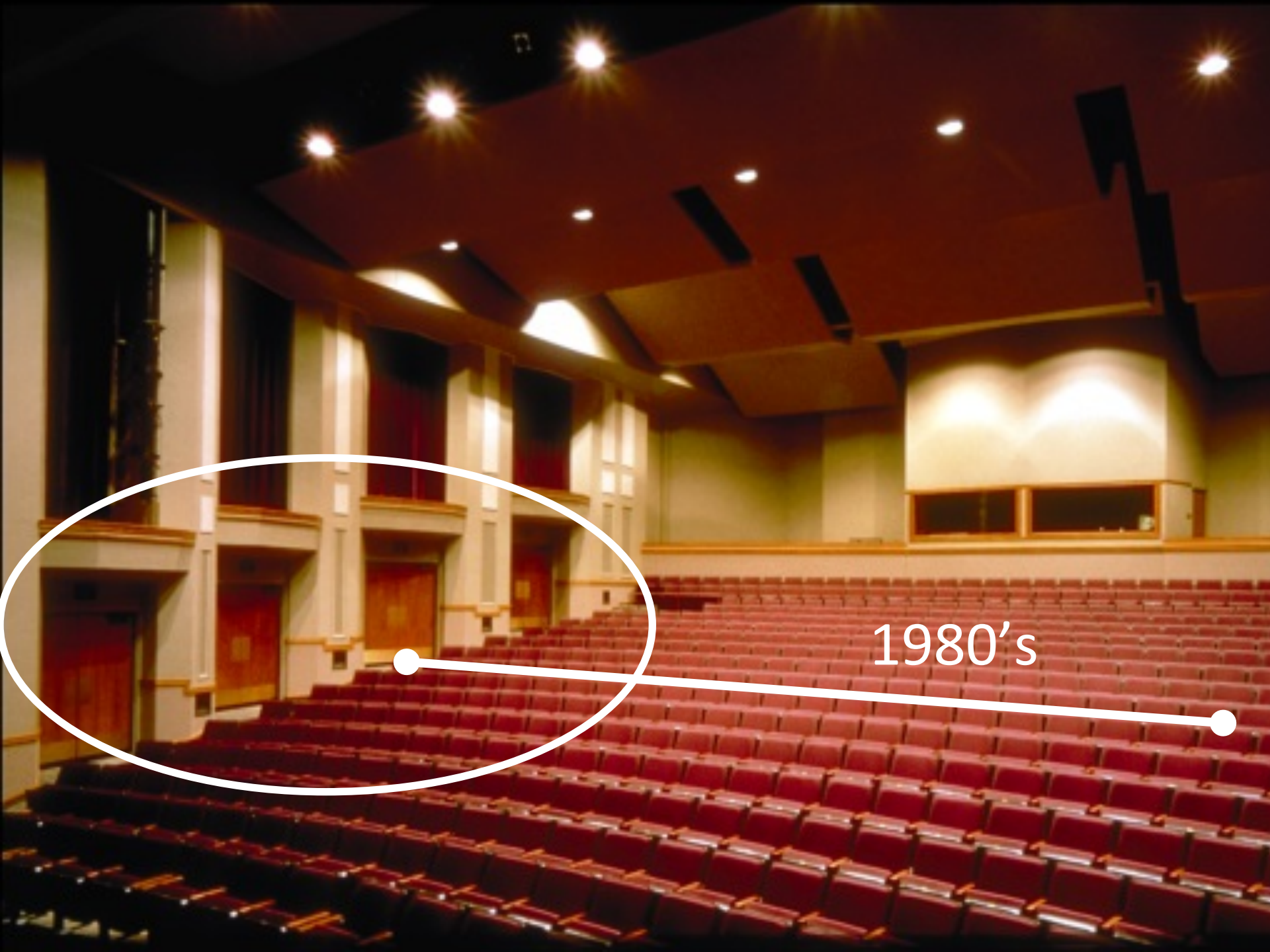


1920 and 1934-35 renovation

← 14 →

1939-40
renovation





1980's



plywood

loose seats

disrepair

plywood

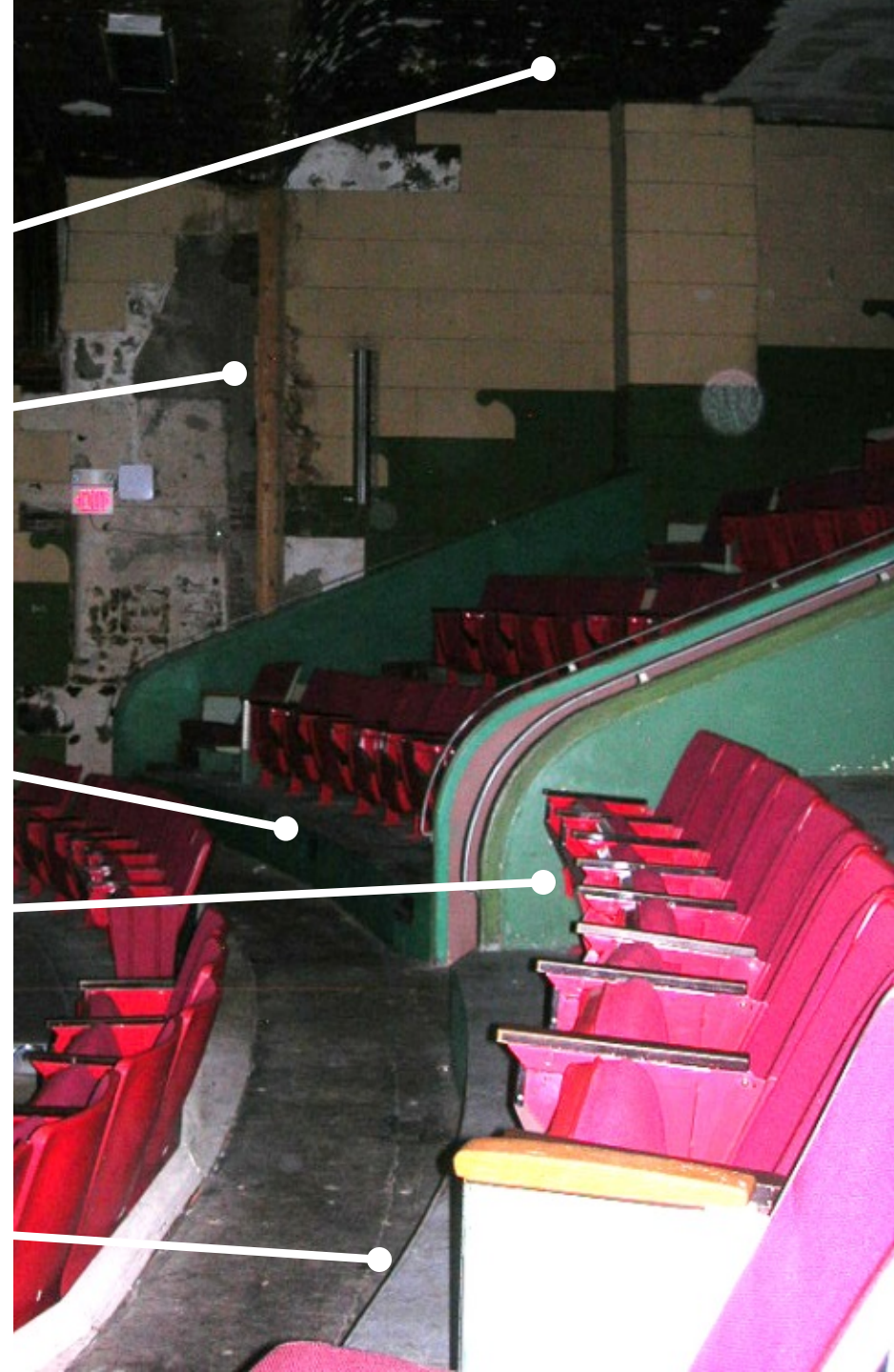
disrepair

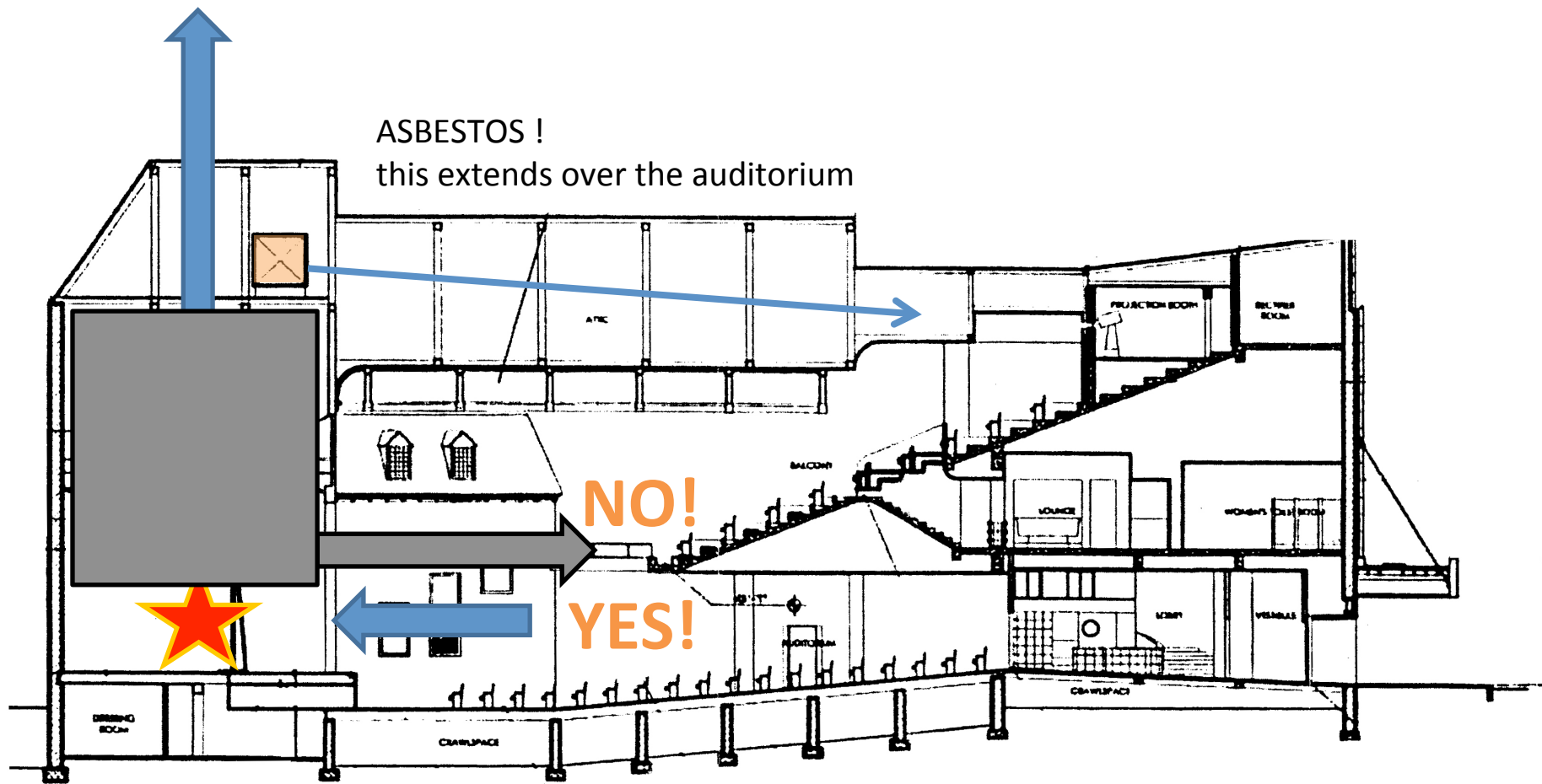
disrepair

fall hazard – 28" drop

improperly mounted seats

fall hazard – 28" drop



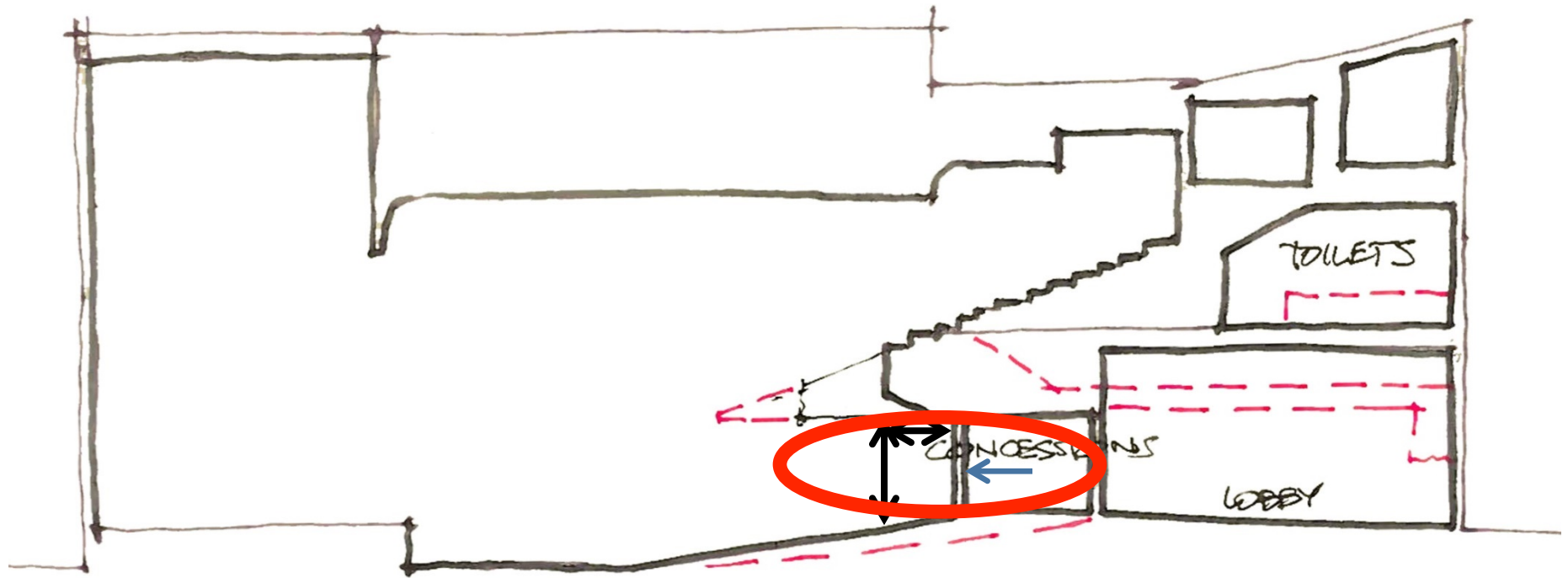


Stage Venting

building section originally by Louis Joyner, Architect

Reverberation and Acoustics





Building Section
optimum geometry for acoustics

Structural Integrity

- **Stage Roof ('flyhouse')**
 - stage size
 - load-in
 - dressing rooms
- **Stage Floor**
 - Doesn't support current show loads
- **Mechanical Room Structure**
 - Unsafe due to rusting
- **Seismic Code**
 - Applicable to southern Indiana

Scenario Development



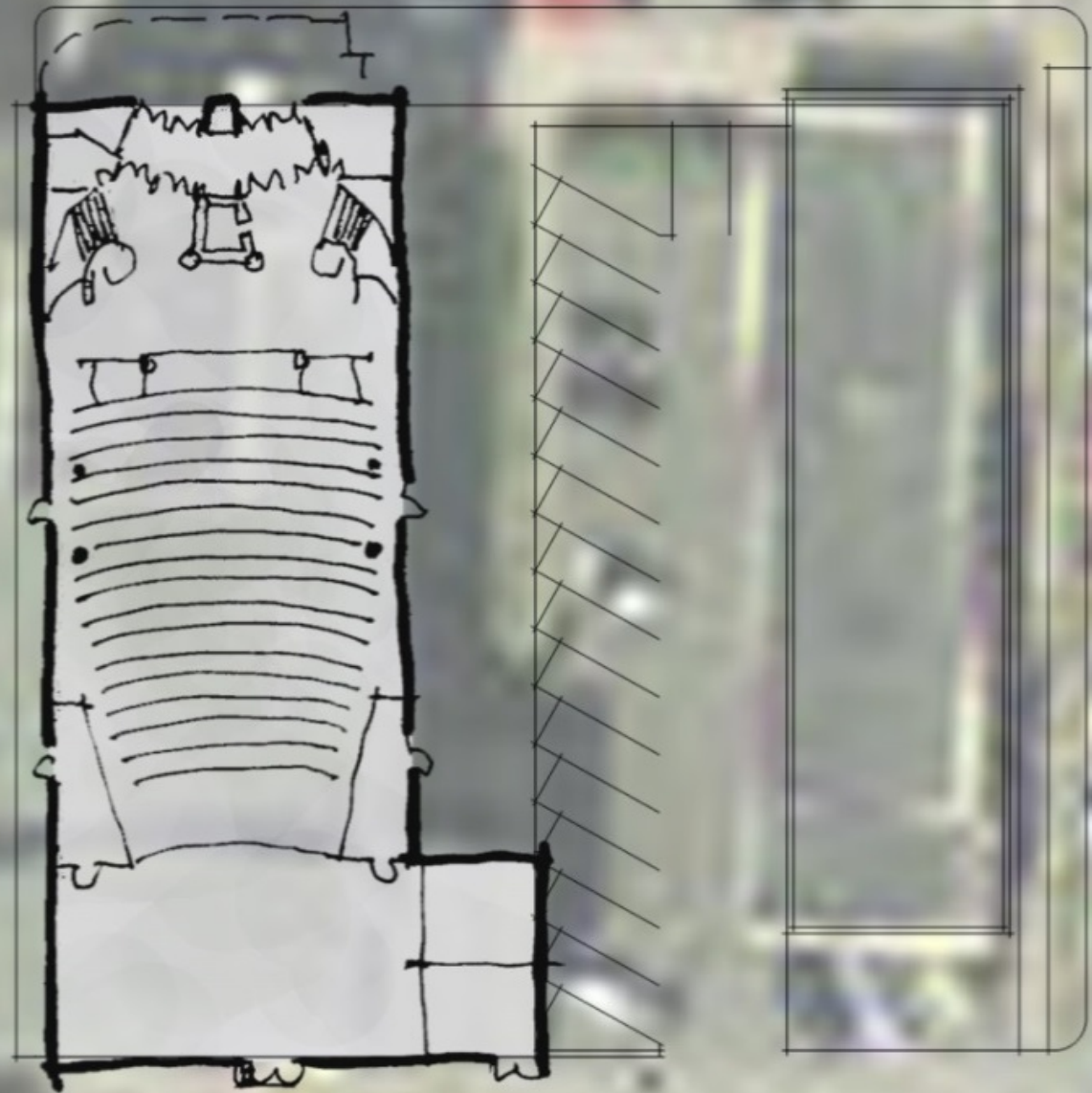


Scenario Development

- No community performing arts facility
- No community civic theatre
- No community children's theatre
- No touring entertainment
- No conference/exhibit/display

Footprint:
9,267 sf

Lot:
11,359 sf

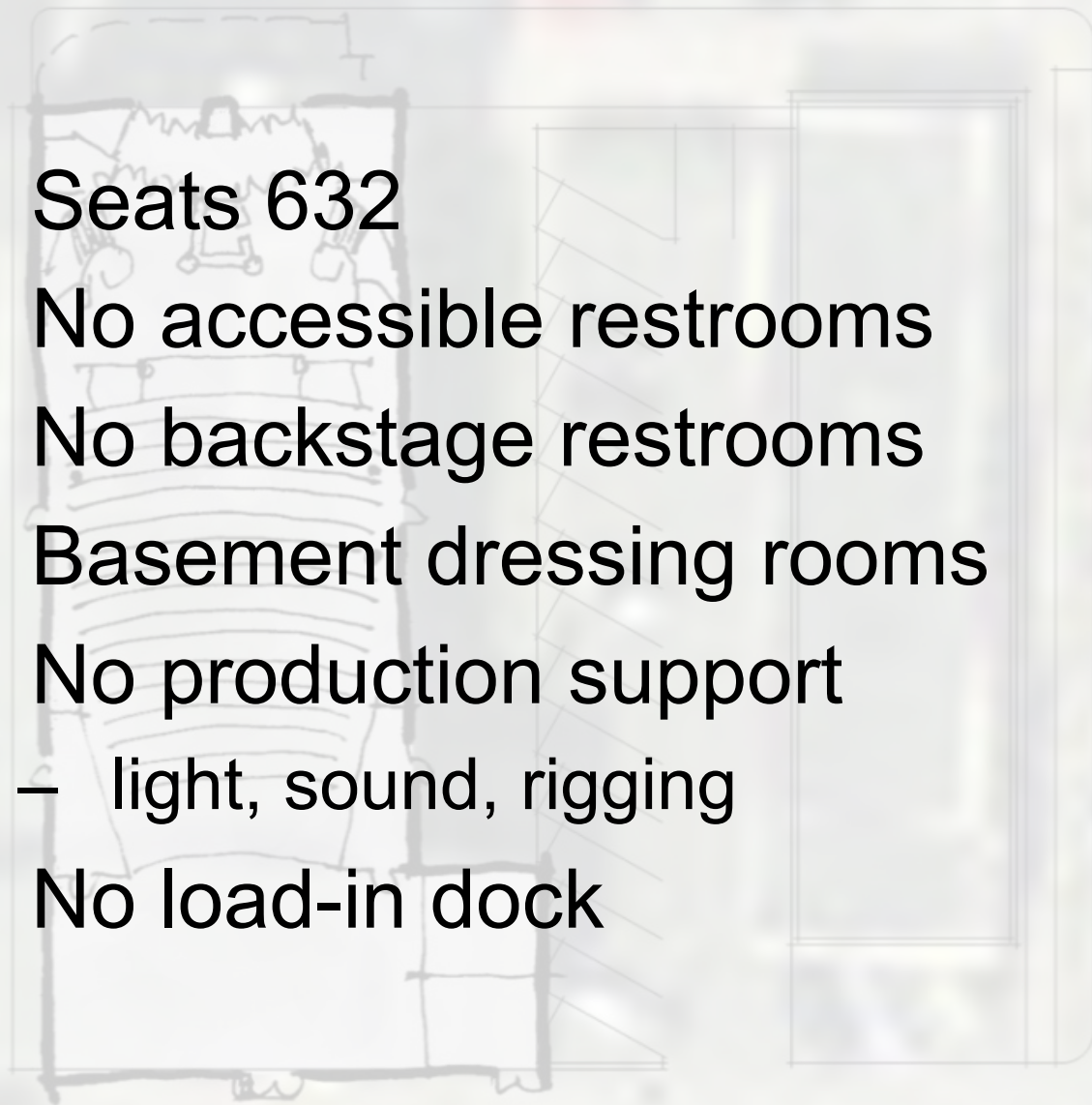


THIRD STREET

FRANKLIN STREET



- Seats 632
- No accessible restrooms
- No backstage restrooms
- Basement dressing rooms
- No production support
 - light, sound, rigging
- No load-in dock



THIRD STREET

FRANKLIN STREET

The image features a stack of several hand-drawn architectural sketches on aged, yellowish paper. The sketches are layered, with some showing floor plans, others showing elevations or sections. One sketch in the upper right shows a building layout with labels: 'TOILETS', 'CONCESSIONS', and 'LOBBY'. Another sketch in the lower left shows a grid-like floor plan. A large, bold, black number '13' is superimposed over the center of the sketches. The text '5 chosen for refinement...' is written in a black, sans-serif font at the bottom of the image.

13

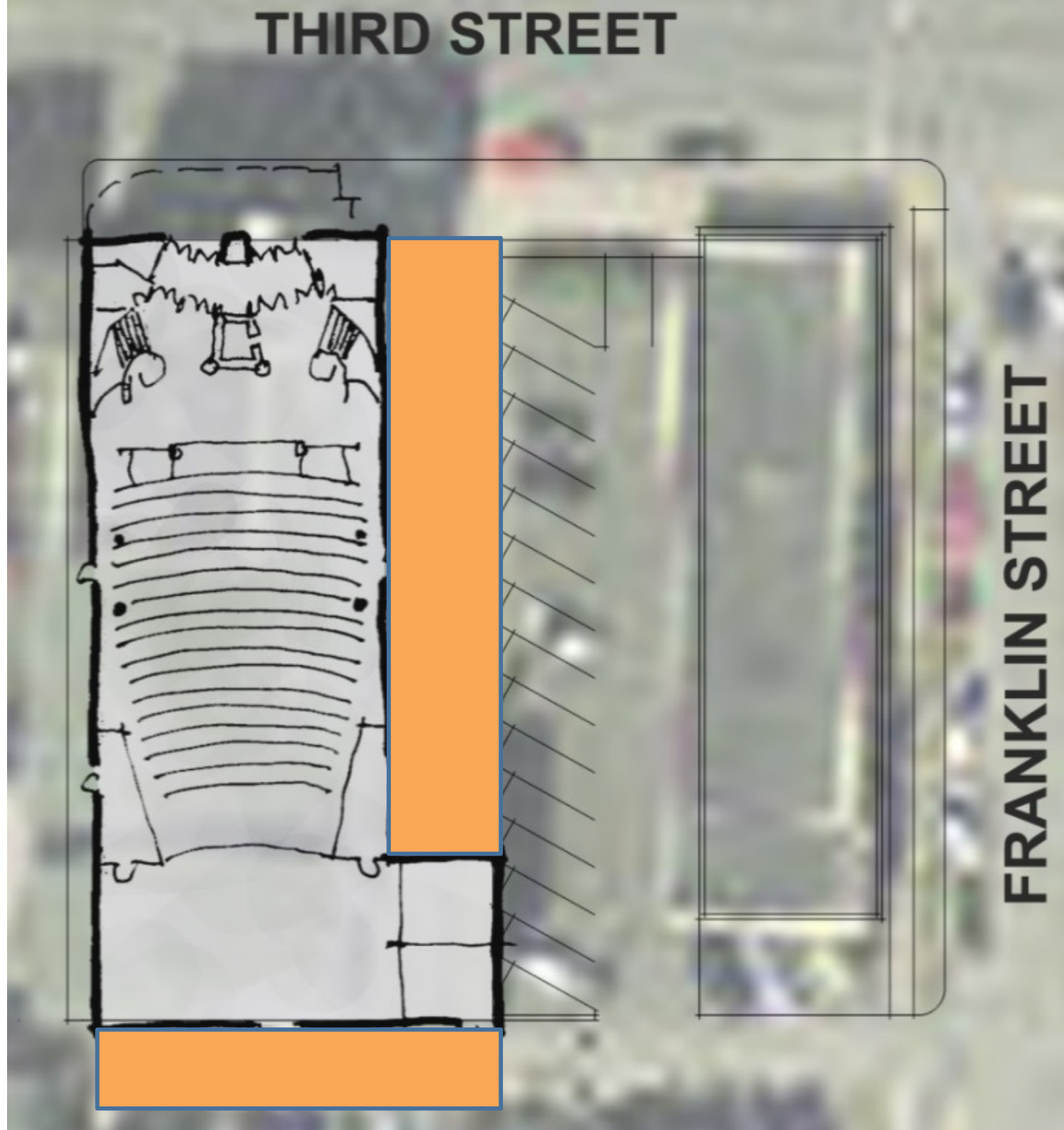
5 chosen for refinement...



Scenario Development

- Renovate Crump
 - 300-450 seats
- YES Cinema
 - 320 fixed seats, flat floor
- YES Cinema
 - 400 fixed seats, raked floor
- New venue – 1000 seats
- New venue – 1200 seats

Expansion



Crump Theatre Additions

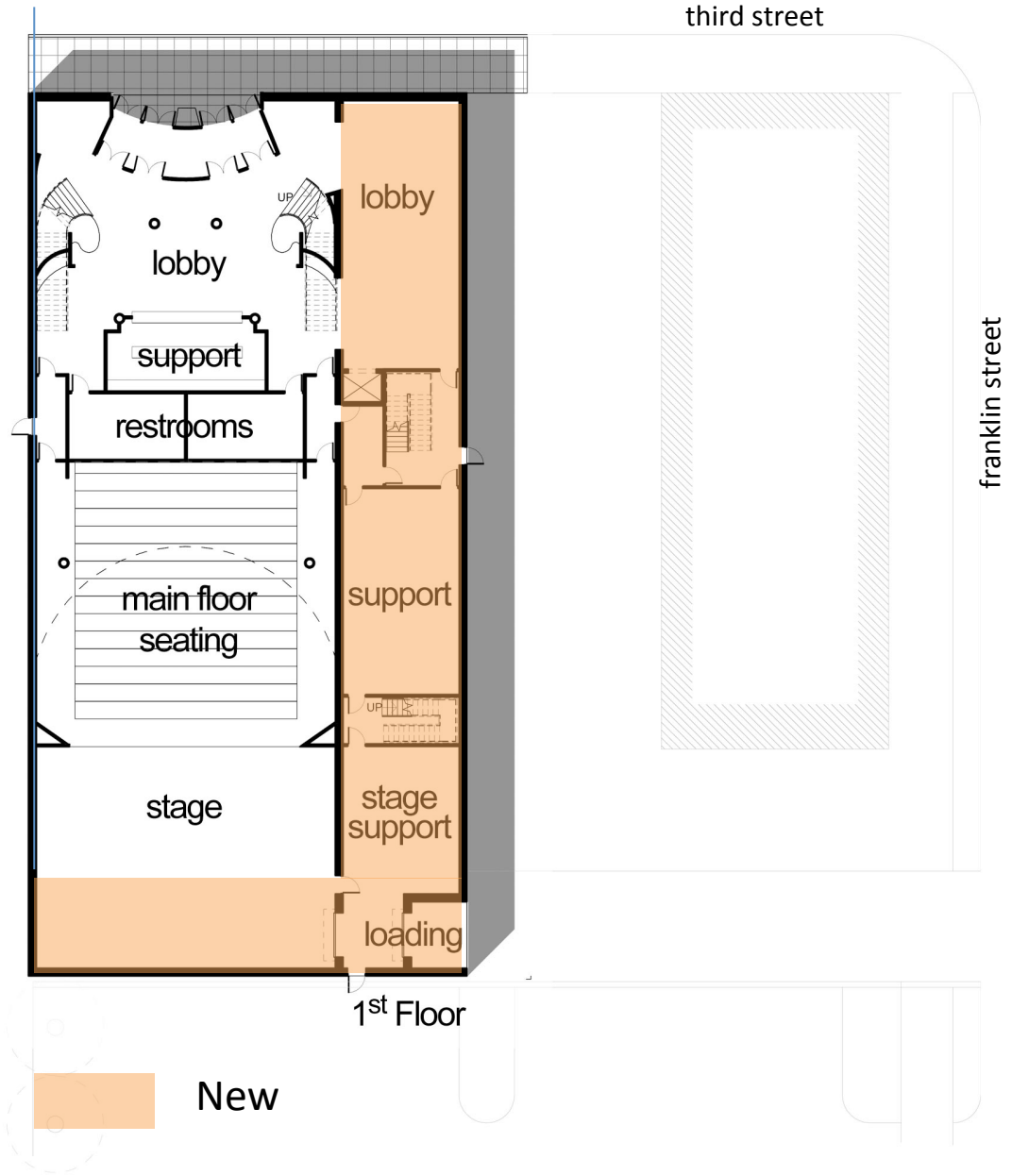
300-450 seats

Pros

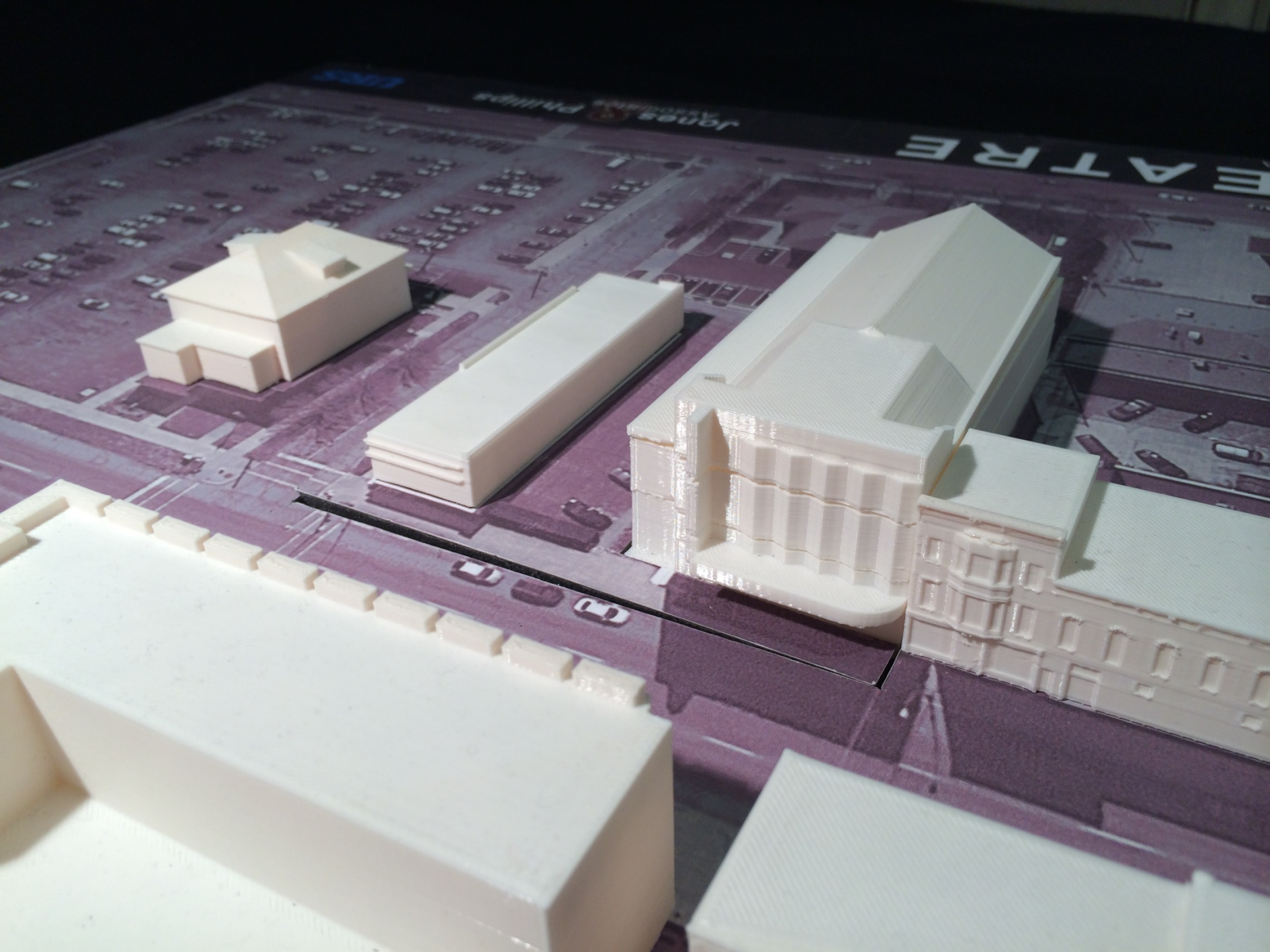
- retains Crump presence
- expanded lobby
- accessible public restrooms
- accessible dressing rooms
- greater stage depth
- improved show load-in
- improved acoustics

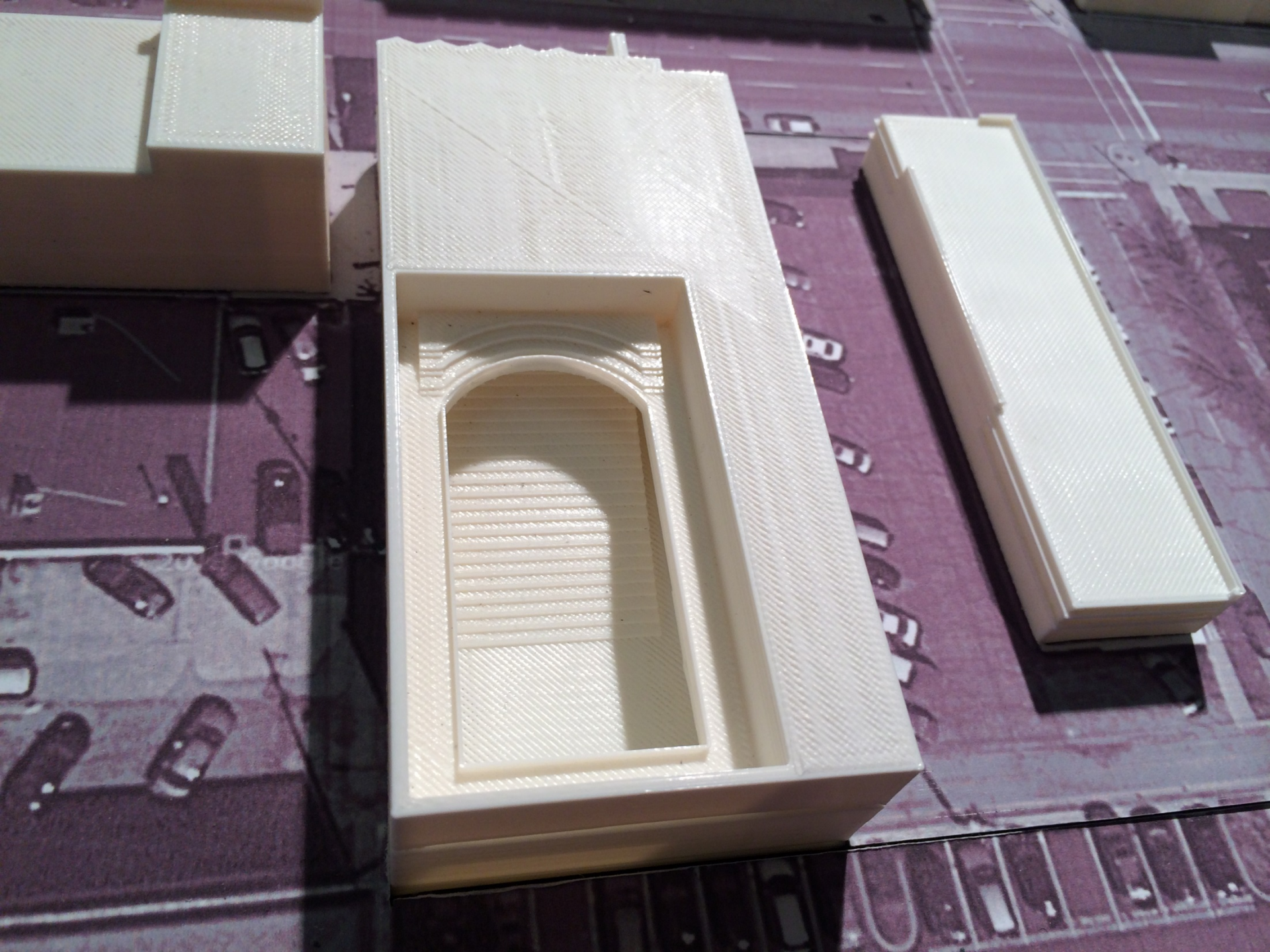
Cons

- lobby still too small
- stage size limits show potential
- additional costs









New Performing Arts Center

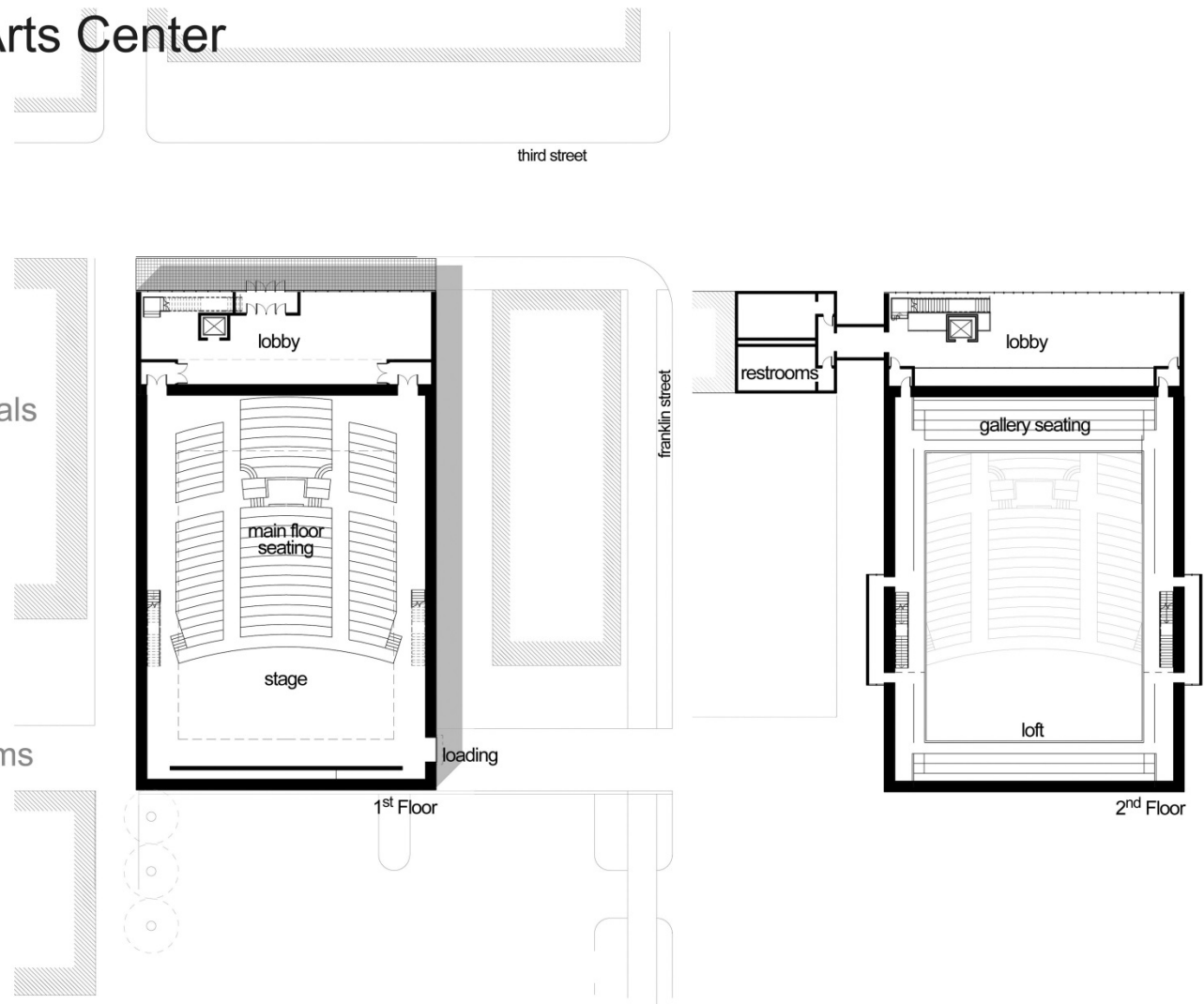
1000 seats

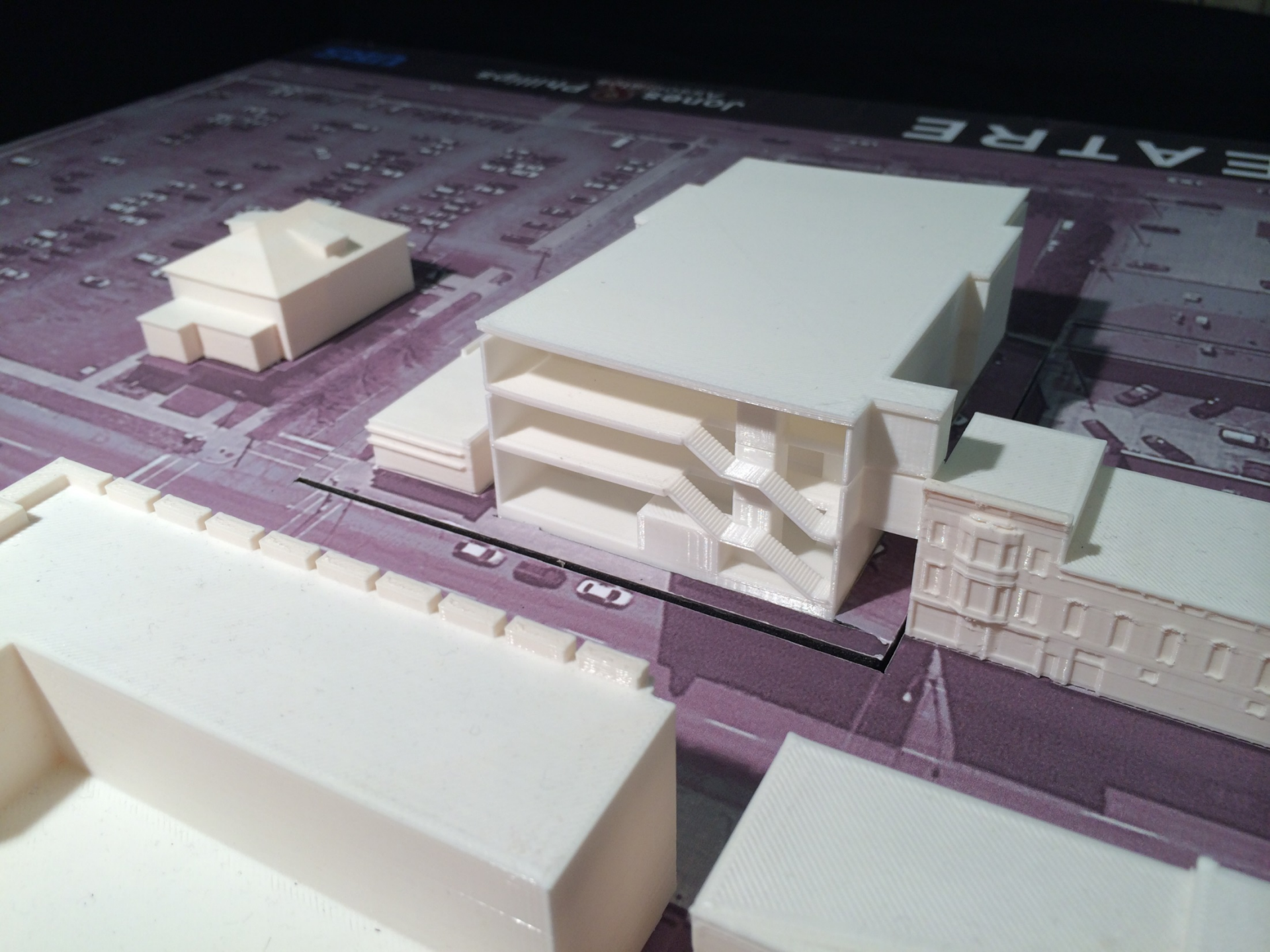
Pros

- larger seat count
- larger stage
- improved load-in
- reuse of marquee & materials

Cons

- demolition of the Crump
- needs property acquisition
- inadequate seat count
- stage size limited
- no accessible restrooms
- no main level dressing rooms
- 'cramped' design







New Theatre

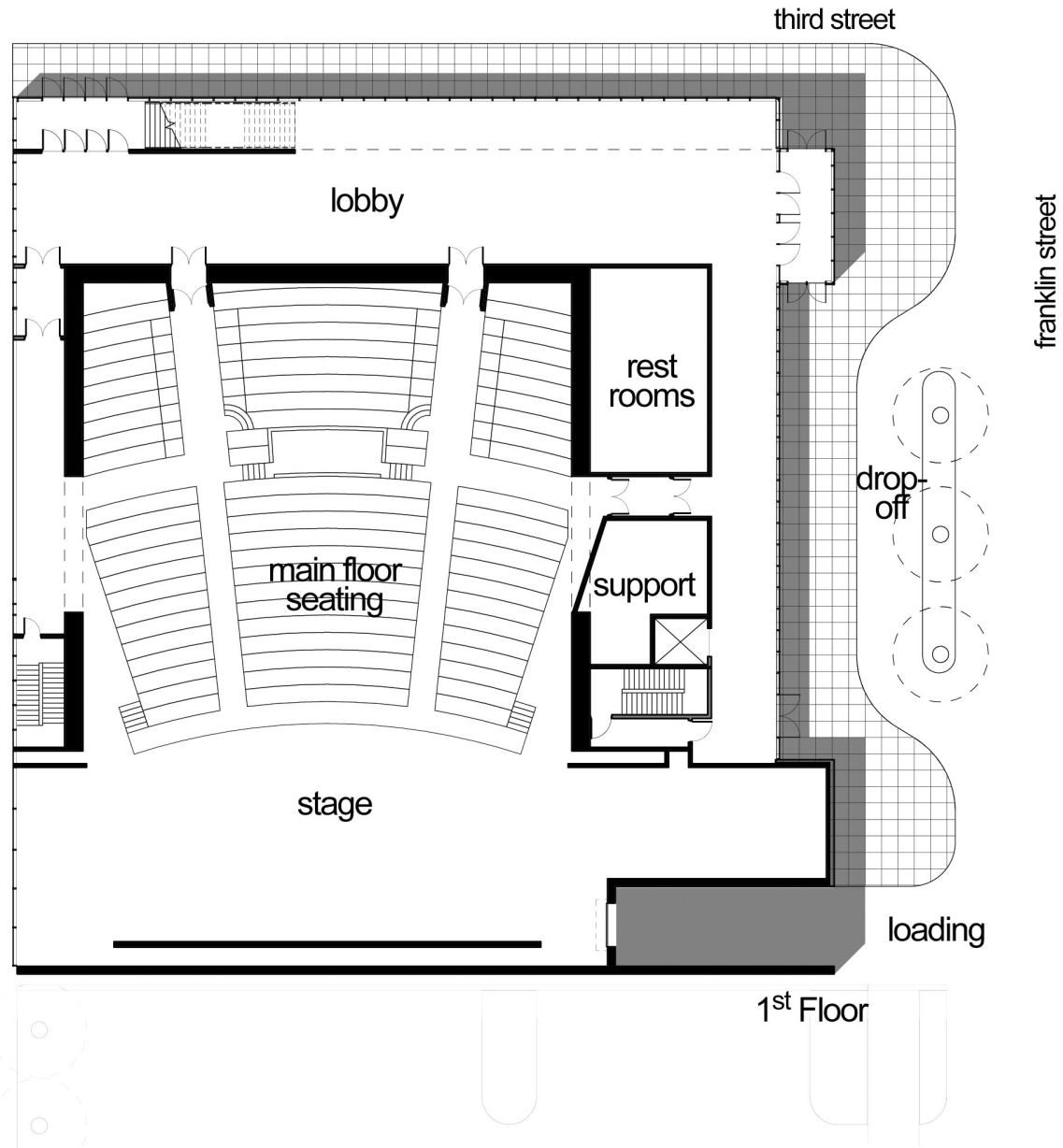
1200 seats

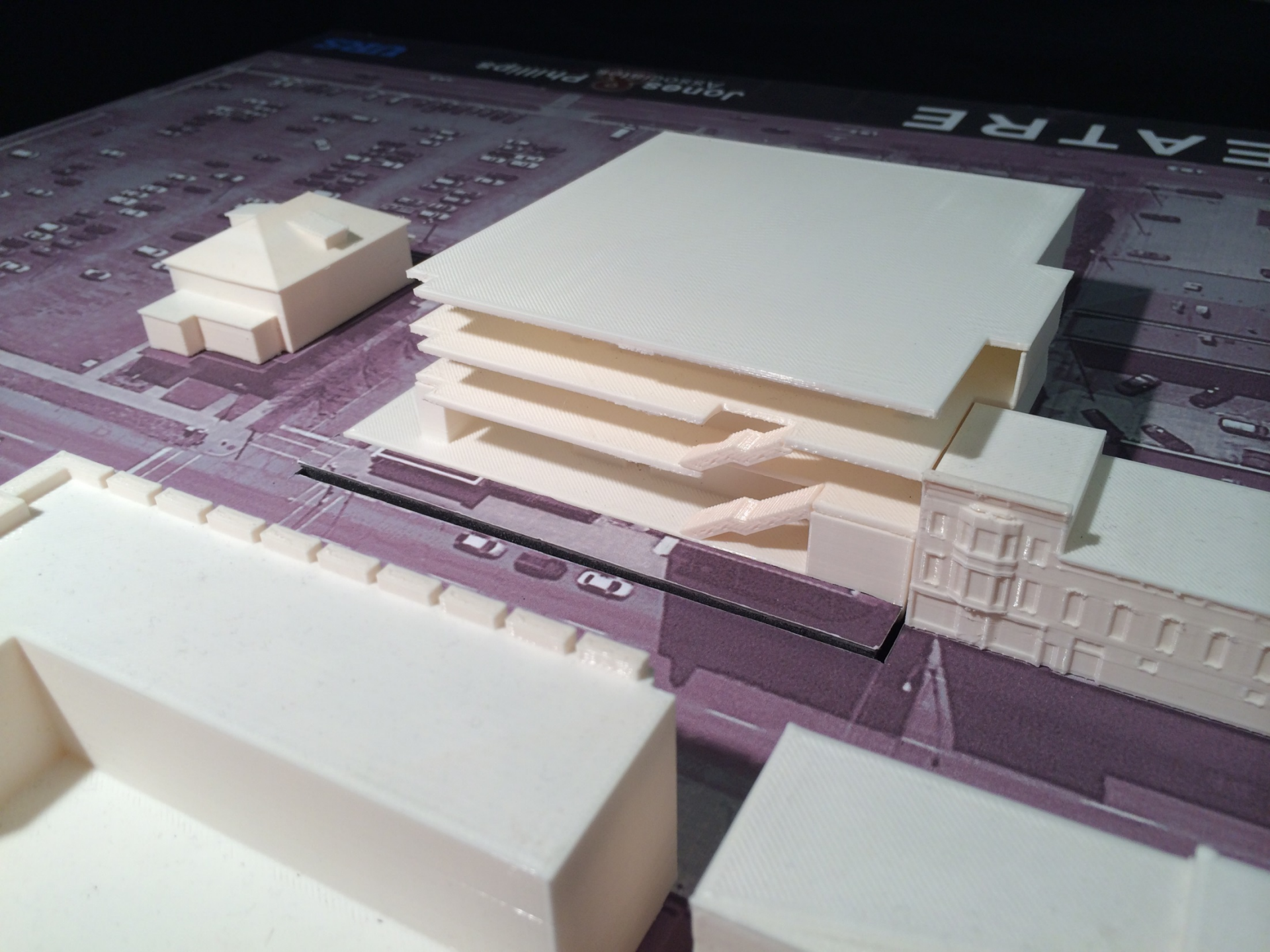
Pros

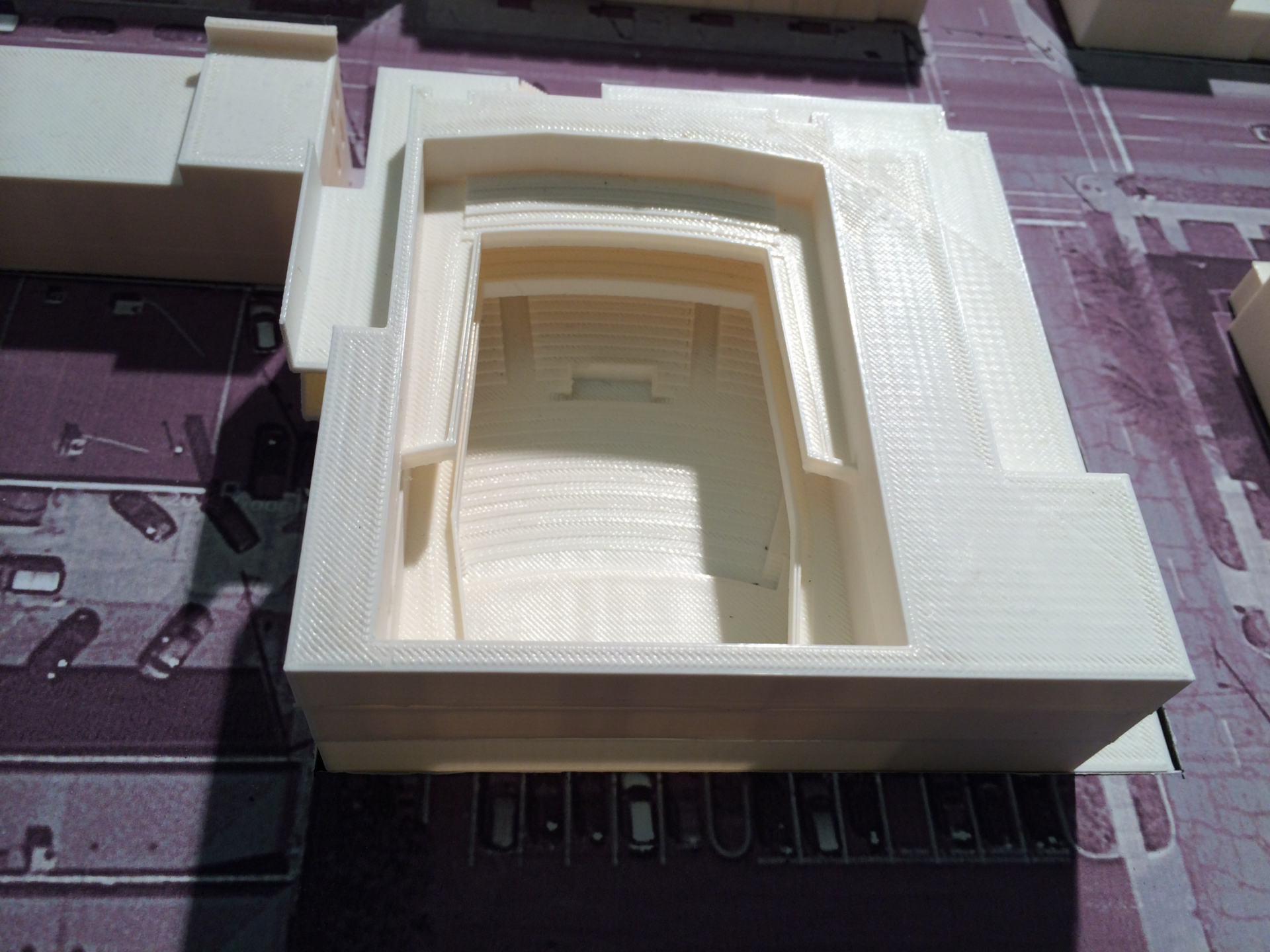
- near optimum seat count
- comfortable lobby
- accessible public restrooms on all floors
- greater show capability
- patron drop-off on Franklin
- multiple entries
- reuse of marquee and materials

Cons

- greatest costs for site
- needs property acquisition
- honors Crump's vision, but not the building
- 'cramped' design
- dressing and storage rooms in basement







YES Cinema Renovations

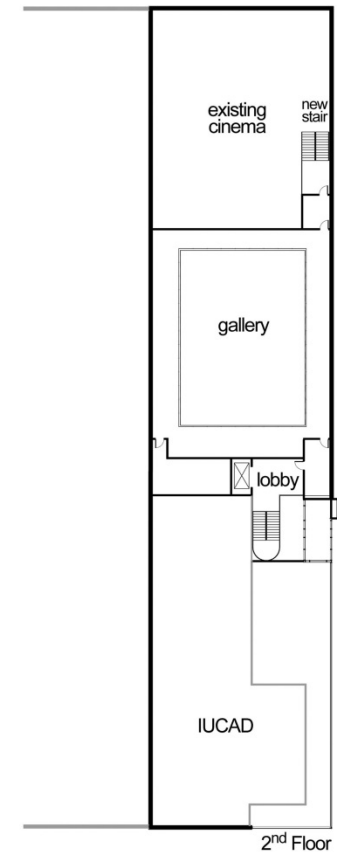
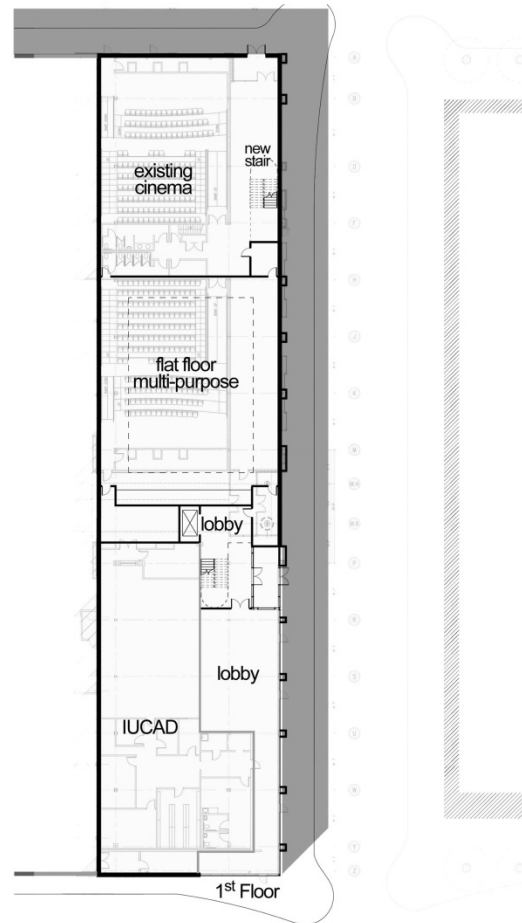
300 seats

Pros

- maintains one existing cinema
- maintains existing toilets
- multipurpose flexible space
- near hotel and restaurant
- available to IUCAD

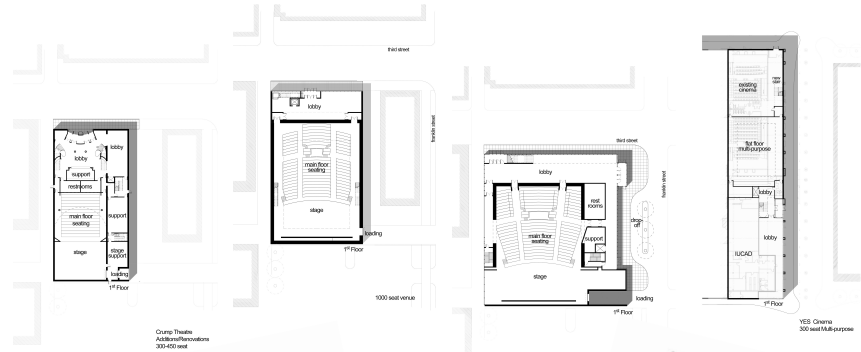
Cons

- limited performance capability
- limited seating

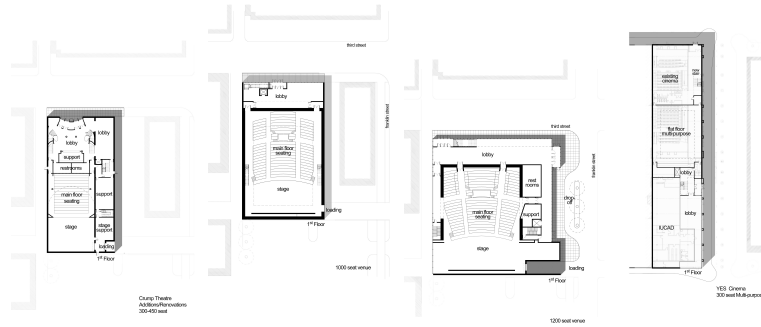




Construction Costs



<div><div>Crump Theatre Additions/Renovations 30,420 m²</div><div><div>Crump Theatre</div><div>ADDITIONS/RENOVATIONS</div><div>NEW 1000 SEAT MULTI-PURPOSE THEATRE</div></div></div> <table><tr><th>Item</th><th>Quantity</th><th>Unit</th><th>Rate</th><th>Total</th></tr><tr><td colspan="5">BUILDING CONSTRUCTION TOTAL</td></tr><tr><td colspan="5">LANDING AND SITE TOTAL</td></tr></table>	Item	Quantity	Unit	Rate	Total	BUILDING CONSTRUCTION TOTAL					LANDING AND SITE TOTAL					<div><div>Crump Theatre Additions/Renovations 30,420 m²</div><div><div>CRUMP THEATRE</div><div>NEW 1000 SEAT MULTI-PURPOSE THEATRE</div></div></div> <table><tr><th>Item</th><th>Quantity</th><th>Unit</th><th>Rate</th><th>Total</th></tr><tr><td colspan="5">BUILDING CONSTRUCTION TOTAL</td></tr><tr><td colspan="5">LANDING AND SITE TOTAL</td></tr></table>	Item	Quantity	Unit	Rate	Total	BUILDING CONSTRUCTION TOTAL					LANDING AND SITE TOTAL					<div><div>Crump Theatre Additions/Renovations 30,420 m²</div><div><div>CRUMP THEATRE</div><div>NEW 1200 SEAT MULTI-PURPOSE THEATRE</div></div></div> <table><tr><th>Item</th><th>Quantity</th><th>Unit</th><th>Rate</th><th>Total</th></tr><tr><td colspan="5">BUILDING CONSTRUCTION TOTAL</td></tr><tr><td colspan="5">LANDING AND SITE TOTAL</td></tr></table>	Item	Quantity	Unit	Rate	Total	BUILDING CONSTRUCTION TOTAL					LANDING AND SITE TOTAL					<div><div>YES Cinema 300 seat multi-purpose</div><div><div>YES CINEMA</div><div>300 SEAT MULTI-PURPOSE VENUE</div></div></div> <table><tr><th>Item</th><th>Quantity</th><th>Unit</th><th>Rate</th><th>Total</th></tr><tr><td colspan="5">BUILDING CONSTRUCTION TOTAL</td></tr><tr><td colspan="5">LANDING AND SITE TOTAL</td></tr></table>	Item	Quantity	Unit	Rate	Total	BUILDING CONSTRUCTION TOTAL					LANDING AND SITE TOTAL					<div><div>YES Cinema 300 seat multi-purpose</div><div><div>YES CINEMA</div><div>400 SEAT PROSCENIUM THEATRE</div></div></div> <table><tr><th>Item</th><th>Quantity</th><th>Unit</th><th>Rate</th><th>Total</th></tr><tr><td colspan="5">BUILDING CONSTRUCTION TOTAL</td></tr><tr><td colspan="5">LANDING AND SITE TOTAL</td></tr></table>	Item	Quantity	Unit	Rate	Total	BUILDING CONSTRUCTION TOTAL					LANDING AND SITE TOTAL				
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7.1 The Crump with a 300-450 Seat Facility with a Raked Floor			7.5 1200 seat Road Show House			7.3 Yes! Cinema with a 400 Seat Raked Floor		
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Operational Costs

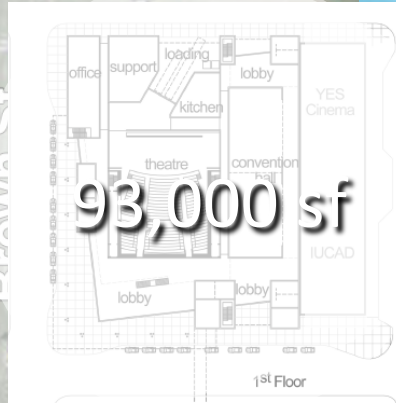
Game
Changer...



Hotel

Restaurants

300 + cars



Commons

Washington St

Franklin St

Alley

The Crump

226 cars

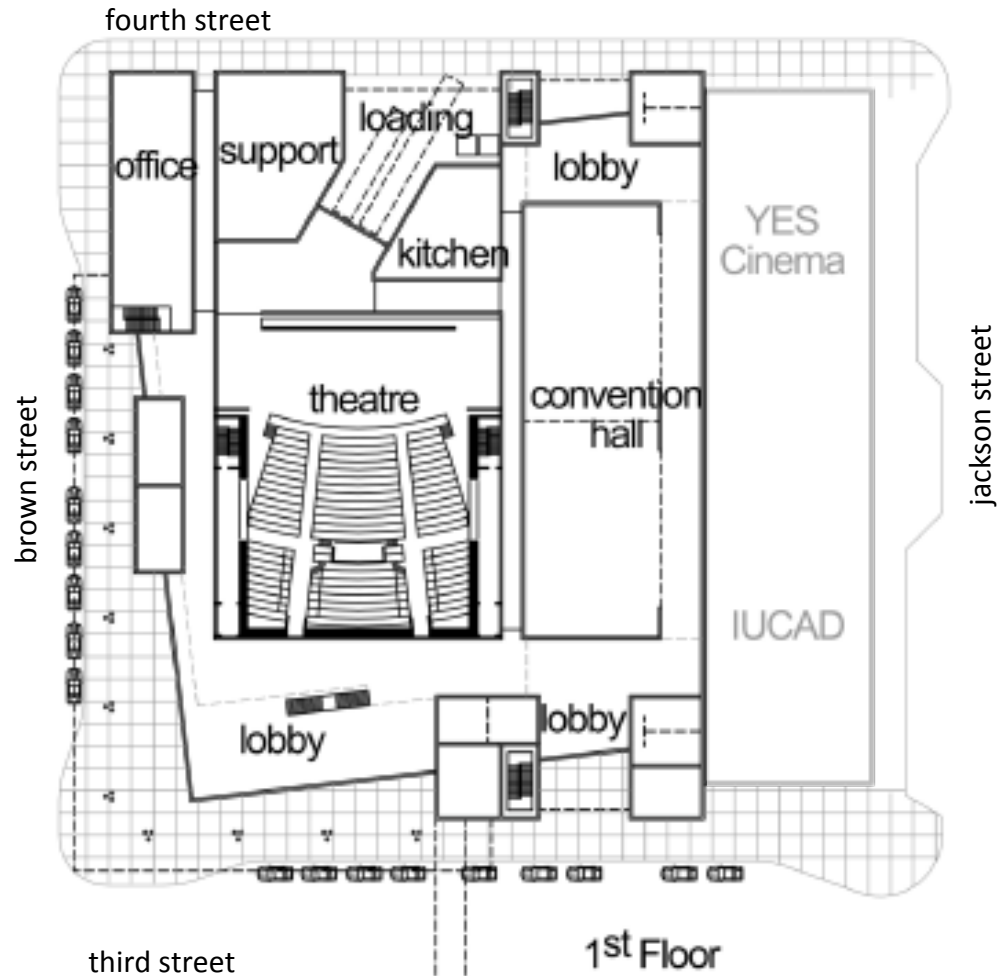
46

Pros

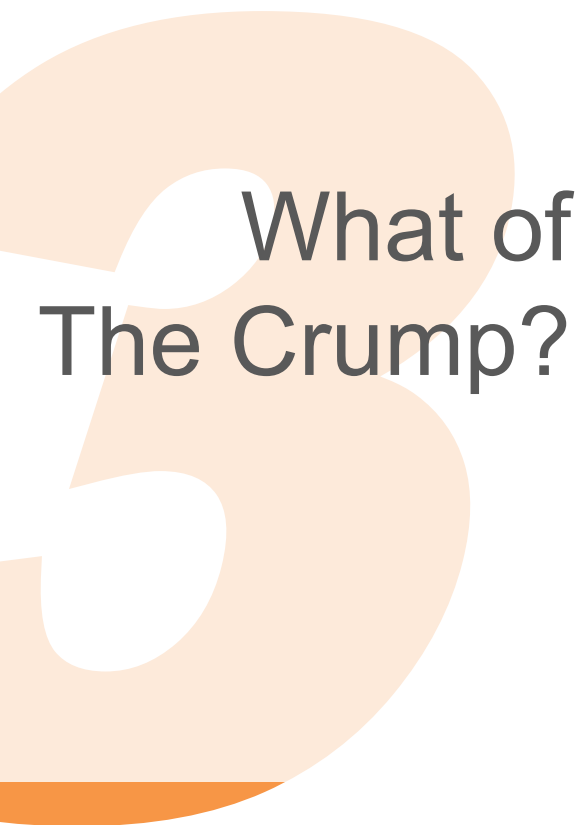
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- expanded lobby
- accessible public restrooms
- accessible dressing rooms
- greater stage depth
- improved show load-in
- improved acoustics

Cons

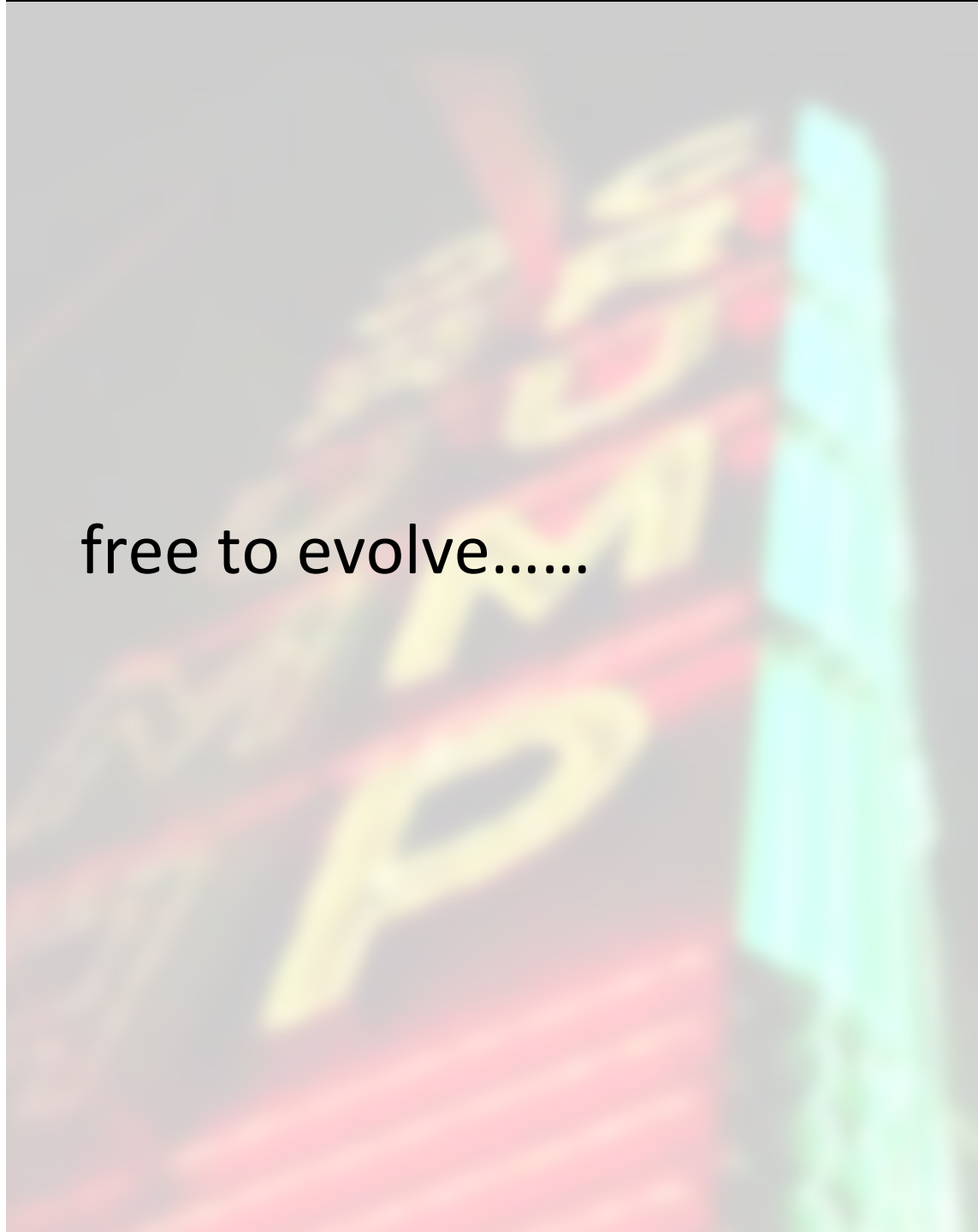
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- stage size limits show potential
- additional costs

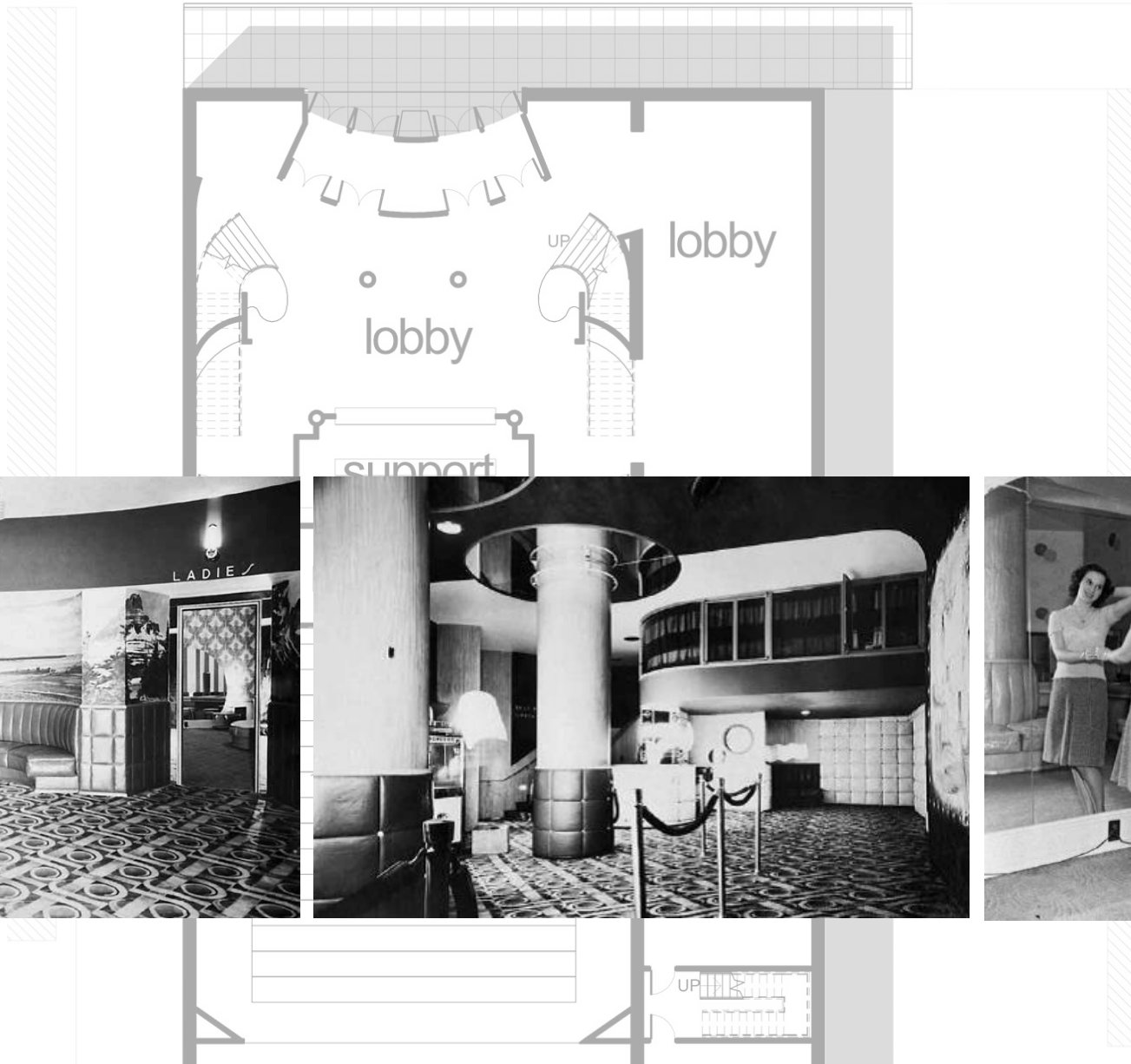


Columbus Indiana
Theatre/Convention Center
Single Block Option



free to evolve.....





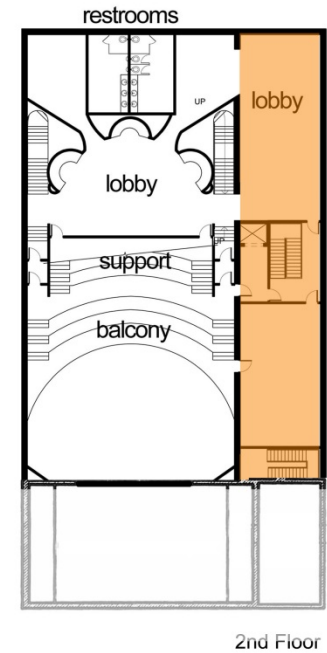
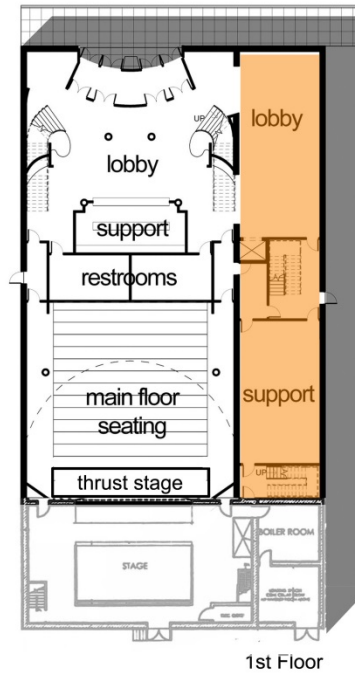
'Evolved' Crump

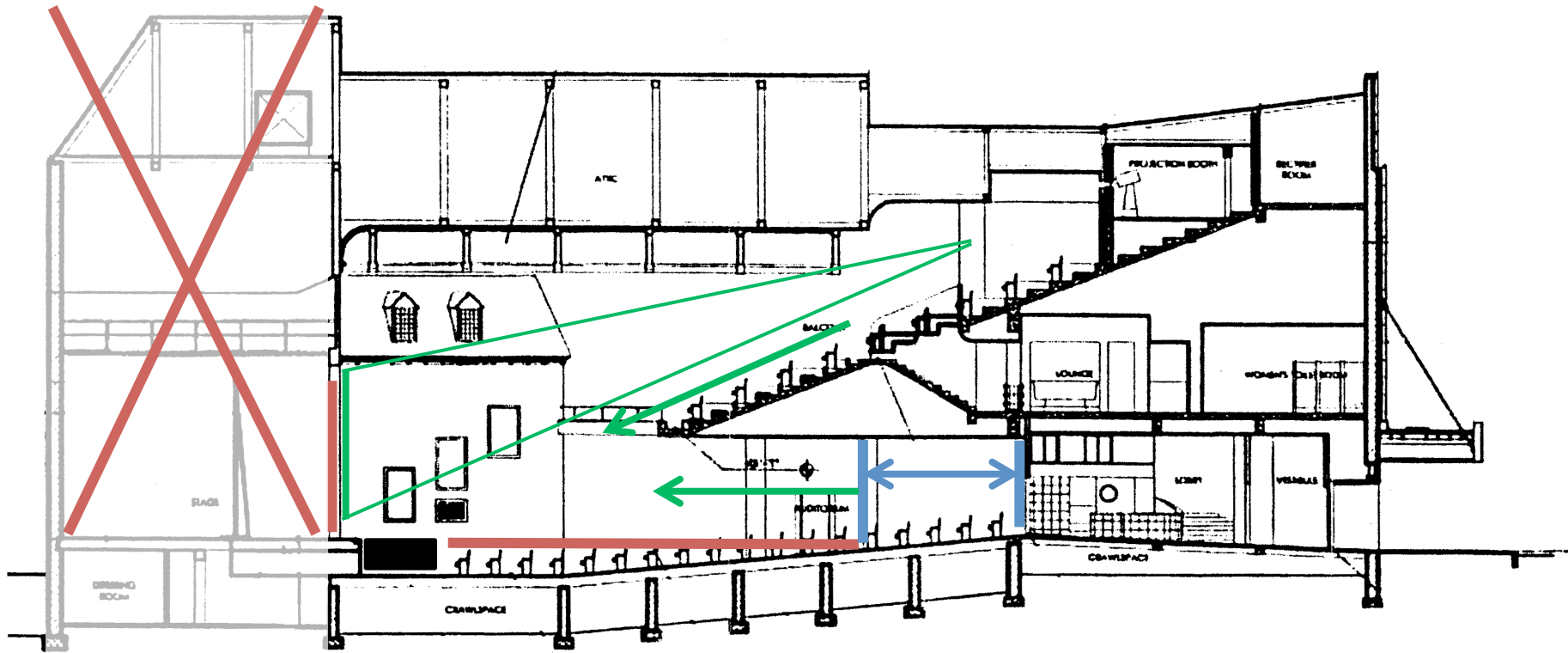
Pros

- retains Crump presence
- expanded lobby
- accessible public restrooms
- accessible dressing rooms
- no work on existing stage
- Small thrust stage
- Improved acoustics
- minimum costs

Cons

- very limited performance capability
- minimum production support





'evolved' Crump

building section originally by Louis Joyner, Architect

Recommendations



1. No matter what choices are made, Columbus needs better communication about the arts opportunities and facilities.
 - Someone who can promote and speak for all of the venues, providing information for potential users that includes fees, availability, services and local information.
 - A comprehensive arts web site.
 - All facilities should be listed in the Pollstar Venue Directory with contact information.

2. If the Crump Theatre must serve one of the two performing arts needs that require a proscenium stage
 - Then it must be brought into compliance with current code - IBC 2010
 - We understand the desire to preserve the building's history
 - We also know that to accomplish this is more expensive in a historic structure than in new construction

3. Consider the Sears site:

combine the performing arts needs with other community goals.

- IU-CAD
- Conference/meeting/exhibit/display
- Performance Space for Local Groups that could be also be used for Meetings, Reception, Display, etc.
- Professional Touring Show Performance Venue

4. Consider a renovated Crump:

- Provides the need of a 300-450 seat multipurpose venue.
- It reactivates its use
- It saves The Crump's best architectural character

Crump Theatre Additions

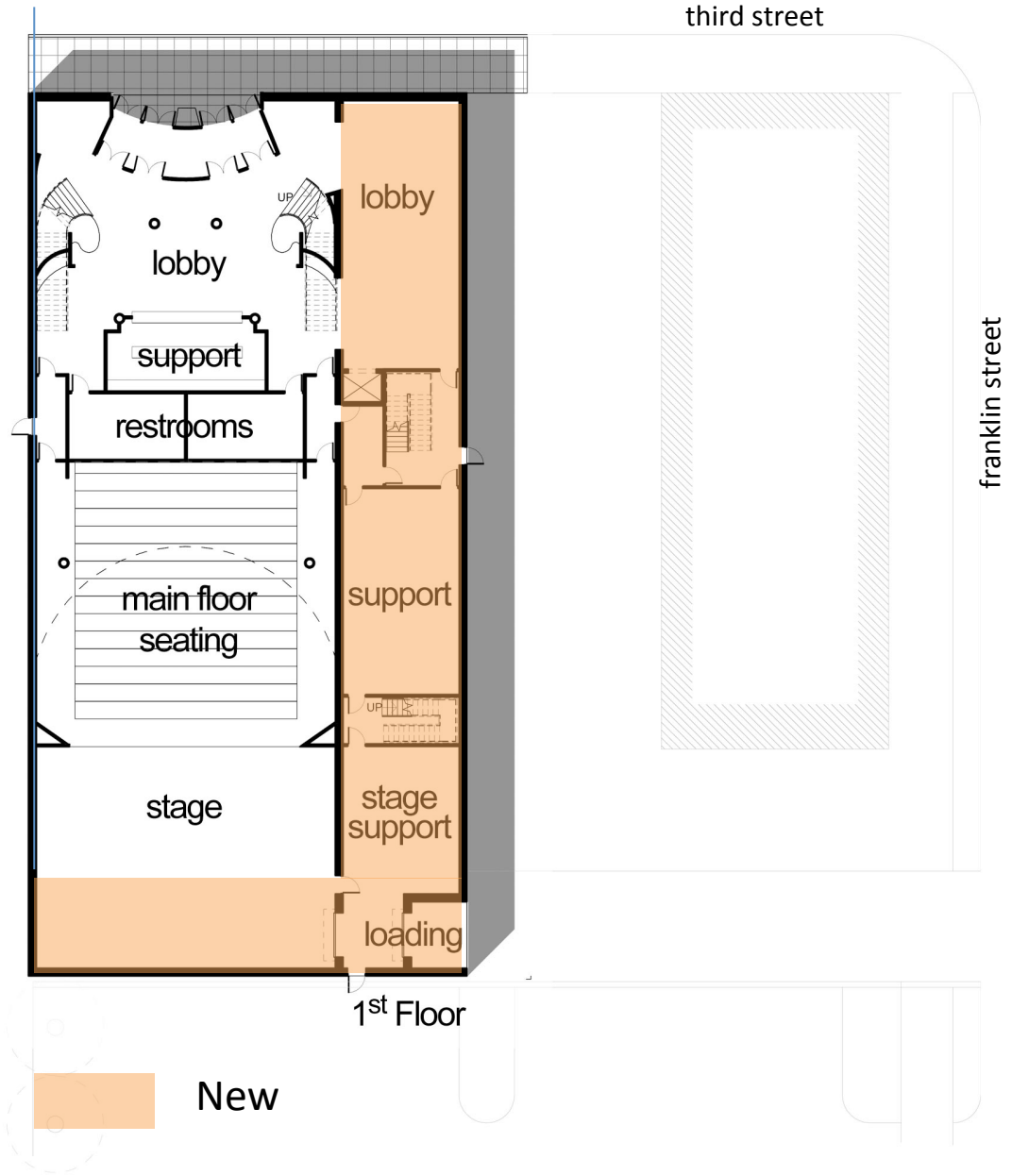
300-450 seats

Pros

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- accessible dressing rooms
- greater stage depth
- improved show load-in
- improved acoustics

Cons

- lobby still too small
- stage size limits show potential
- additional costs



5. Consider an 'evolved' Crump:

- If low initial costs are a priority, this provides new and different uses.
- It reactivates its use
- It saves The Crump's best architectural character

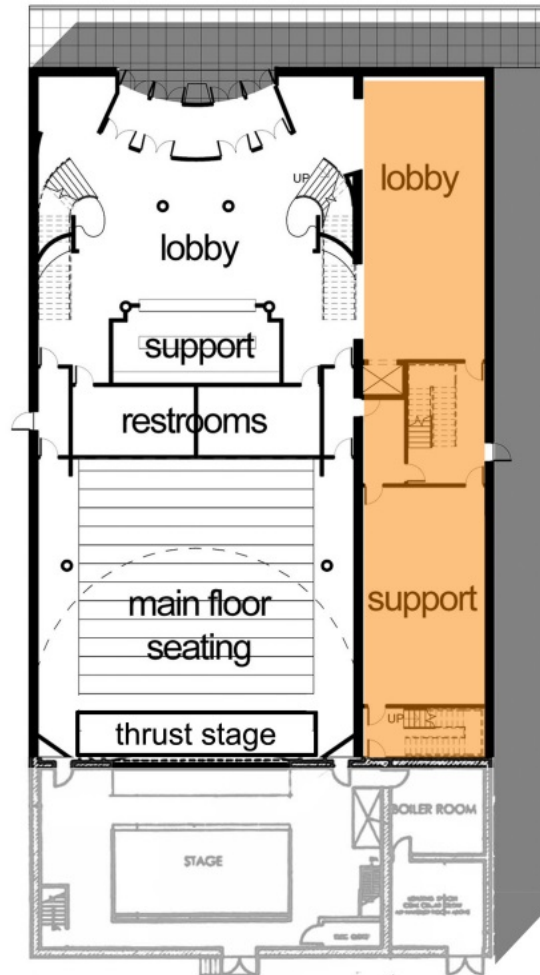
'Evolved' Crump

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- Small thrust stage
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- minimum costs

Cons

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- minimum production support



1st Floor



New

Questions ?



Crump Theatre Analysis Report

March 24, 2014

March 24, 2014

<http://www.columbus.in.gov/redevelopment>



Jones & Phillips
Associates INC

URS